



# Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

October 13, 1954

**IMPORTANT**When replying refer to  
Our No. 4164965-SEB

•Shell Oil Company  
•1008 West Sixth Street  
•Los Angeles 14, California

Your No. Defense Plant Corp.

Attention: Mr. Reardon or  
Mr. Merle Howells

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of October 5, 1954 at 7:30 a.m.

S. K. BERGMAN

TITLE OFFICER

Vestee:

**THE CITY OF LOS ANGELES, a municipal corporation.**

## Exceptions:

1. General and special county and city taxes for the fiscal year 1954-1955, a lien not yet payable.
2. Easements for the excavation, clearing and repair of zanjas, ditches, flumes, pipes or other water conduits for waters used for irrigation or domestic purposes and for the transmission and flow of said waters, as provided by the final decree of partition entered in Case No. 3284 of the Superior Court, in and for the County of Los Angeles.
3. The right to enter and to develop and remove water and construct pumping plants, also the right of way for pipes, ditches, canals, etc., and other rights and easements as conveyed in the deed to Dominguez Water Company, as excepted in the deed to Title Insurance and Trust Company, recorded in book 936 page 287, Official Records.

By deed dated April 23, 1951 and recorded May 18, 1951 in book 36330 page 316, Official Records, Dominguez Water Corporation quitclaimed to The City of Los Angeles, all surface rights as to said land but retaining such rights for water pipe lines as it may have.

By deed dated February 18, 1952, Title Insurance and Trust Company quitclaimed to Dominguez Estate Company all its right, title and interest in and to said Tract 4671, recorded February 28, 1952 in book 38362 page 376, Official Records.

Continued....

In addition to any exceptions shown herein, and not cleared, the policy if issued will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

TORRANCE  
SP-0017553

*Have*  
4. An easement for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under, and across said land, as granted to Dominguez Water Company by deed recorded in book 1515 page 265, Official Records.

By deed dated April 23, 1951 and recorded May 18, 1951 in book 36330 page 316, Official Records, Dominguez Water Corporation quitclaimed to The City of Los Angeles all surface rights as to said land but retaining such rights for water pipe lines as it may have.

5. The effect of the exception and reservation of rights of way and easements for all water pipes and mains now existing in the said lot 82, together with right to maintain, repair and change the size of said pipes and mains and the right of ingress and egress to and from the same for said purposes, to the extent necessary to enable grantor herein to serve water to property contiguous to and adjoining the said portion of said Tract, subject to the following express terms and conditions:

The rights of way and easements for such water pipes and mains so excepted and reserved by grantor may, at the option of the grantee, its successors or grantees, be relocated at location to be approved by grantor upon the land to be quitclaimed, or on adjacent or nearby land now or hereafter acquired by grantee, provided that grantee shall at all times and during the period of any such relocation, provide grantor, at grantee's expense, right of way water pipes and mains similar to and substantially equivalent to those then existing; and

Grantee, and grantor, their respective successors or grantees, shall mutually covenant that in the event of any such relocation, grantee shall grant to grantor, adequate and sufficient right of way and easements with rights incidental thereto for newly located water pipes or mains, and grantor shall relinquish and quitclaim to grantee, its successors or grantees, all of the excepted and reserved rights of way and easements with rights incidental thereto for all water pipes and mains so removed and relocated. Grantor hereby certifies that the right, title and interest herein and hereby conveyed are not vital or important or necessary to it in the performance of this obligation to carry and deliver water or its business as a public utility;

as contained in the deed to Defense Plant Corporation, a corporation, in deed recorded January 5, 1944 in book 20539 page 242, Official Records.

6. An action commenced June 23, 1948 entitled City of Los Angeles vs. Sadie W. Seltzer et al, to condemn said land therein designated as Parcel No. 7 for electrical transmission line. Case No. 546413 Superior Court. Notice of the pendency of said action was recorded June 23, 1948 in book 27526 page 344, Official Records.

7. An easement over the south 50 feet of said land for the use, maintenance, and operation, including ingress and egress, of existing drainage system as constructed thereon, as reserved by Reconstruction Finance Corporation, in deed recorded July 1, 1949 as instrument No. 579 in book 30446 page 222, Official Records.

8. Easements for the purpose of laying, installing and maintaining water pipes and all other necessary water service equipment with rights of ingress and egress from said easements for said purposes, said easements being each 10 feet in width along the lot lines of all lots in said Tract No. 4671, as granted to Dominguez Water Corporation, a corporation, by deed recorded February 28, 1952 in book 38362 page 377, Official Records.

#### DESCRIPTION

The easterly 100 feet of lot 82 of Tract No. 4671, in the city of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, in the office of the county recorder of said county.

EXCEPTING therefrom all uranium, thorium, and other materials determined pursuant to section 5 (b) (1) of Atomic Energy Act of 1946 (60 Stat. 761) together with the right at any time to enter upon said land and prospect for, mine, and remove same, as reserved to the United States of America by the deed from Reconstruction Finance Corporation, to the City of Los Angeles, recorded July 1, 1949 as instrument No. 579 and as required by Executive Order of the President No. 9908, dated December 5, 1947 (12 F.R. 8223).

Acquired by deed from Reconstruction Finance Corporation, a corporation, recorded July 1, 1949 as instrument No. 579 in book 30446 page 222, Official Records.

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In quad.